



## Yealand Redmayne

£595,000

3 Hill Top Close, Yealand Redmayne, Carnforth, LA5 9TH

Nestled in the heart of the sought-after village of Yealand Redmayne, this impressive four-bedroom detached home offers spacious and versatile accommodation, beautifully maintained gardens, and a wonderful setting for family life.

Combining generous living spaces with a peaceful village location, this is a home that perfectly balances comfort, practicality and charm.

### Quick Overview

- Detached Family Home
- Four Double Bedrooms
- Spacious & Versatile Living Areas
- Move-In Ready Condition
- Beautifully Maintained Gardens
- Sought After Village Location
- Countryside Views From First Floor
- Excellent Commuter Links
- Off Road Parking & Garage
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Off Road Parking  
& Garage

Property Reference: C2679



Entrance Hall



Living Room



Living Room



Kitchen

Yealand Redmayne is a highly desirable village set amidst beautiful Lancashire countryside, offering a peaceful rural lifestyle with a strong sense of community. Surrounded by scenic walks, rolling farmland and nature reserves, the village enjoys excellent access to both the Lake District and Yorkshire Dales, making it an idyllic location for those seeking the perfect balance of tranquility and convenience.

The welcoming living room provides a cosy yet elegant retreat, centred around a feature open fireplace that creates a warm and inviting atmosphere throughout the year. A full-length window and door leading to the garden, frames delightful views of the garden and floods the room with natural light, making it an ideal space to relax and unwind.

At the heart of the home lies the well-appointed kitchen, fitted with a range of wall and base units, generous worktop space and tiled splash backs. Integrated appliances include a four-ring gas hob, dual ovens and a 1.5 bowl stainless steel sink. There is ample space for everyday dining, while the adjoining utility room provides additional storage, a further sink, space for laundry appliances and internal access to the garage.

A separate formal dining room with valuted ceiling and exposed beams offers excellent versatility, whether used for entertaining, family meals, a second sitting room or a playroom. Dual-aspect windows and double patio doors leading out to the garden create a bright and airy feel, enhancing the sense of space throughout the ground floor. A convenient WC completes the accommodation at this level.

The first floor continues to impress with four generously proportioned bedrooms. The principal bedroom benefits from an en-suite bathroom comprising a bathwith shower over, WC and vanity basin. Bedrooms two and three are spacious doubles, while bedroom four is also a comfortable single room, ideal as a nursery, guest bedroom or home office. The family bathroom is fitted with a bath and over head shower, WC and vanity basin.

Externally, the property enjoys beautifully maintained gardens that provide a wonderful extension of the living space. Predominantly laid to lawn and bordered by mature planting and established trees, the gardens offer a high degree of privacy and a tranquil setting. A patio provides the perfect spot for outdoor dining and entertaining, while a greenhouse and vegetable garden to the rear will appeal to keen gardeners. A garage provides valuable additional storage and completes this attractive family home.

Accommodation (with approximate dimensions)



Kitchen



Dining Room



Bedroom Four



Bedroom Three



Bedroom Two



Bathroom

**Living Room** 19' 8" x 14' 5" (5.99m x 4.39m)

**Kitchen** 19' 8" x 12' 6" (5.99m x 3.81m)

**Utility** 6' 11" x 6' 8" (2.11m x 2.03m)

**Dining Room** 12' 6" x 10' 6" (3.81m x 3.2m)

#### First Floor

**Bedroom One** 10' 10" x 14' 5" (3.3m x 4.39m)

#### En-Suite

**Bedroom Two** 10' 10" x 14' 9" (3.3m x 4.5m)

**Bedroom Three** 8' 6" x 10' 10" (2.59m x 3.3m)

**Bedroom Four** 8' 10" x 7' 10" (2.69m x 2.39m)

#### Bathroom

**Garage** 17' 5" x 17' 9" (5.31m x 5.41m)

#### Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax** Band F - Lancaster City Council.

**Services** Mains gas, water and electricity. Private drainage which is council owned, residents will each pay IRO £150 p/a for the maintenance and upkeep.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions** From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Turn left at the traffic lights onto Scotland Road and head north on the A6. Carry straight on at the first two roundabouts you come to, then at the third, take the 1st exit signposted Milnthorpe. Continue along the A6, turning left after approximately 1.5 miles onto Nineteen Acre Lane. At the 'T' junction turn left and proceed along Silverdale Road, Hill Top Close is on the left with Stoops Cottage is straight ahead as you proceed down the close.

**What3Words** ///prompts.lazy.gong

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom One



En-Suite



Garden



Garden

Request a Viewing Online or Call 01524 737727

## Meet the Team

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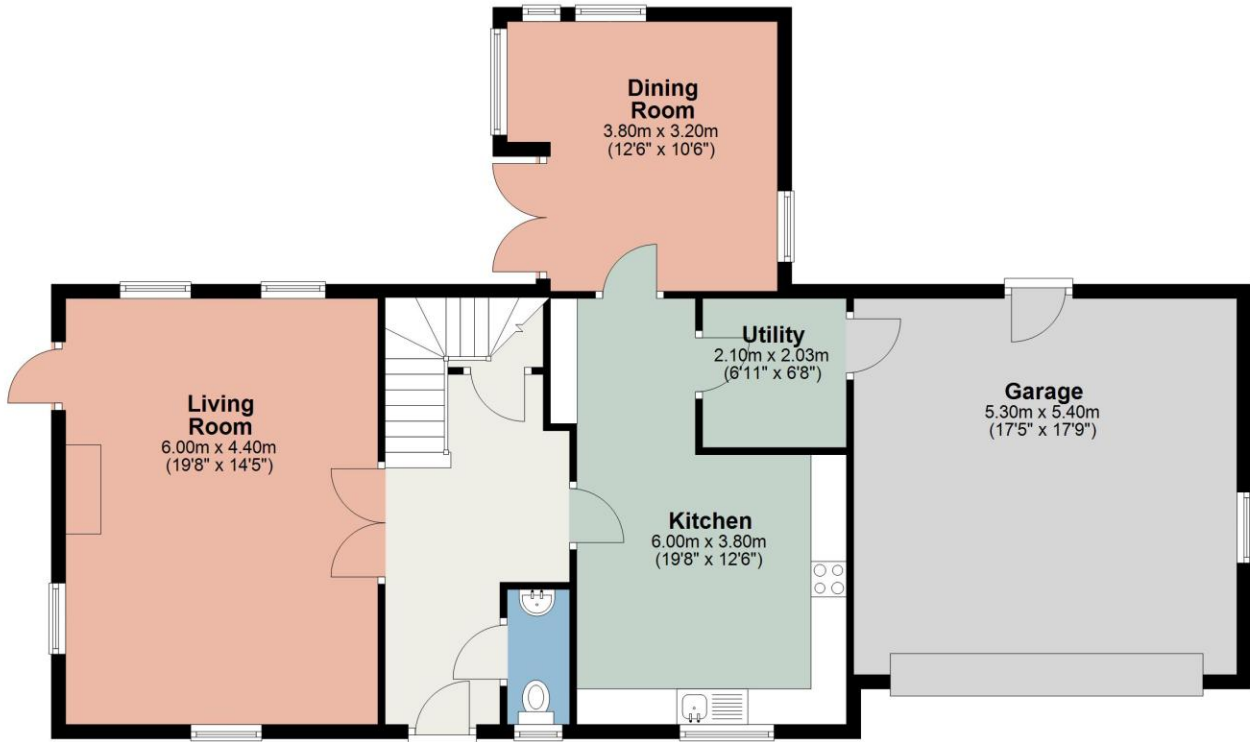


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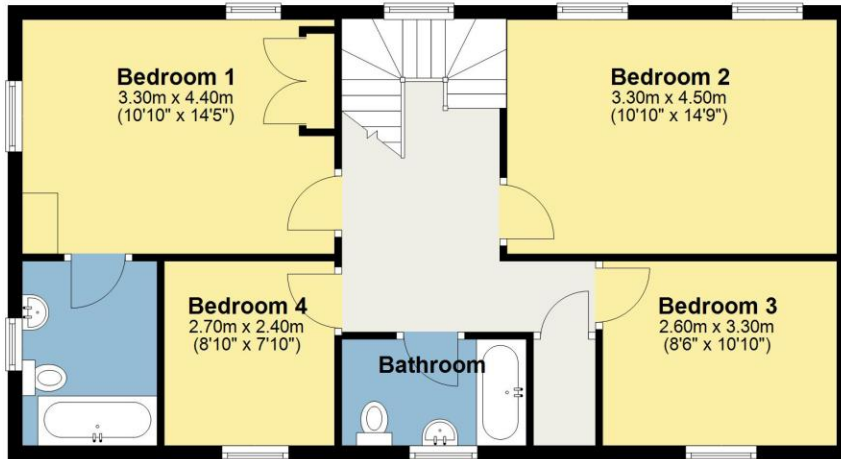
### Ground Floor

Approx. 106.4 sq. metres (1144.7 sq. feet)



### First Floor

Approx. 68.3 sq. metres (735.6 sq. feet)



Total area: approx. 174.7 sq. metres (1880.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

### 3 Hill Top Close, Yealand Redmayne

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